



Wichita-Sedgwick County Metropolitan Area Planning Department

October 27, 2021

Parallel Infrastructure
15105 John J. Delaney Drive
Charlotte, NC 28277

Collective Solutions
340 Marshall Road
Valley Park, MO 63088

Bagatelle Inc.
Attn: Naji Toubia
6801 E. Harry
Wichita, KS 67207

Elevate Telecom LLC
Attn: Justin Andersen
7466 Cortez Road W., #333
Bradenton, FL 34209

Re: **BZA2021-00062:** City Administrative Permit to permit construction of a 115-foot monopole wireless communication facility on property zoned GC General Commercial; located on the south side of East Harry Street and within one-quarter mile east of South Woodlawn Boulevard (6801 E Harry St).

PARENT PARCEL DESCRIPTION:

Lot 1, Block A, Matteson Addition, (Wichita) Sedgwick County, KS, together with the South 25 feet of vacated Harry Drive adjacent to said Lot 1 on the North.

Dear Applicants,

We have reviewed your request for an Administrative Permit for a 115-foot Wireless Communication Facility (monopole on property zoned GC General Commercial within the Airport Overlay District (AOD) III-N; located on the south side of East Harry Street and within one-quarter mile east of South Woodlawn Boulevard (6801 E Harry St). You have stated that the facility is needed to provide additional wireless coverage in the area.

The Wireless Communication Master Plan states that new ground-mounted wireless communication facilities up to 115 feet in height in the GC zoning district may be approved by Administrative Permit if they conform to the Compatibility Height Standards of Section IV-C.5.b of the Wichita-Sedgwick County Unified Zoning Code (UZC) and, are designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita, and; the Location/Design/Guidelines of the Wireless Communication Master Plan.

The Compatibility Height Standards require the proposed 115-foot tall tower be located no closer than 115 feet from the lot line of property zoned TF-3 Two-Family Residential or more restrictive. The nearest SF-5 Single-Family Residence zoned property is 400 feet from the site; therefore, we find that the request conforms to the 115-foot Compatibility Height Standards.

Your site is shown as one designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita.

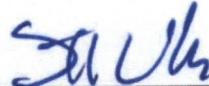
In reviewing the request's conformance to the Location/Design Guidelines of the Wireless Communication Mater Plan, we find the following:

1. The proposed site for the wireless communication facility to be a 115-foot tall self-support galvanized steel, monopole on GC General Commercial zoned property described at Lot 1, Block A, Matteson Addition does not exceed the maximum height of 120 feet for the GC zoning district.
2. The proposed 115-foot tall tower conforms to the Compatibility Height Standards.
3. The site is shown as one designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita and as designated in the legal description of the lease area attached hereto.

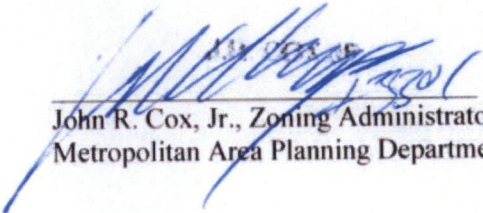
Based on compliance with the Compatibility Height Standards of the UZC and compliance with the Location/Design Guidelines of the Wireless Communication Mater Plan, our signatures below indicate that an Administrative Permit for a wireless communication facility is hereby **GRANTED** for the above-referenced property, subject to the following conditions:

1. All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
2. The applicant shall obtain all local, state and federal permits necessary to construct the wireless communication facility, including approval by the FAA for the height of the tower and radio frequency; FAA approval shall be provided to the Zoning Administrator and the Metropolitan Area Building and Construction Department at the time of applying for building permits. The wireless communication facility shall be built within one year of approval of the Administrative Permit or it will be declared null and void.
3. Wichita-Sedgwick County Airport Hazard Zoning Code, Title 28.08 shall be met.
4. The site for the wireless communication facility and its 115-foot tall self-support galvanized steel, monopole shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the GC zoned subject property, as described in the attached legal description and the approved site plan. All improvements shall be completed before the facility becomes operational.
5. The support structure shall be a monopole design and shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare. Flush mount antennae are encouraged per the Wireless Communication Master Plan.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

The "Development Application" sign should now be removed from the property.



Scott Wadle, Planning Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: Council Member Jared Cerullo, District III
Mark Clark, Appraiser's Office
Paul Hays, Metropolitan Area Building and Construction Department

*Cheryl Ann
Partridge*

WICHITA, KS 67207

SITE TYPE: 115' MONOPOLE

E-911 ADDRESS: 6801 E. HARRY ST, WICHITA, KS 67207

PI TOWER ID:	PIKS513
AT&T SITE NAME:	-
SITE ADDRESS:	6801 E. HARRY ST. WICHITA, KS 67207
COUNTY:	SEDGWICK
E-911 ADDRESS:	6801 E. HARRY ST, WICHITA, KS 67207
AREA OF CONSTRUCTION:	RAWLAND
LATITUDE:	37.663661°
LONGITUDE:	-97.257757°
LAT/LONG TYPE:	NAD83
JURISDICTION:	CITY OF WICHITA
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	11B
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
LAND OWNER:	BAGATELLE INC 6801 E HARRY WICHITA, KS 67207
TOWER OWNER:	PARALLEL INFRASTRUCTURE 15105 JOHN J. DELANEY DRIVE SUITE D-3 CHARLOTTE, NC 28277
ELECTRICAL SERVICE PROVIDER:	TBD
TELCO PROVIDER:	AT&T

[illegible][illegible]

PROJECT MANAGERS:

T-SQUARED SITE SERVICES, LLC
2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA. 16148
(724) 308-7855

CONTACT: MARK THOMPSON
724-308-7855

A&E FIRM:

T-SQUARED SITE SERVICES, LLC
2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA. 16148
(724) 308-7855

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

- INSTALL 115' MONOPOLE TOWER
- INSTALL CHAIN LINK FENCING
- INSTALL (1) UTILITY H-FRAME
- INSTALL (2) FIBER VAULTS
- INSTALL ACCESS ROAD

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THE MAY IMPOSE.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE

6801 E. HARRY ST.
WICHITA, KS 67207

PROPOSED
15' MONOPOLE TOWER

TITLE SHEET

T-1	REV:	0
		46311

PLANS PREPARED FOR: —

Parallel INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY: —

T²
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REVISIONS:		DATE	BY	REV
DESCRIPTION				
ISSUED FOR REVIEW		9/16/21	KE	0

PROJECT INFO —

EAST HARRY STREET
(120' Public R/W)

PLAT OF SURVEY

LEASED PREMISES DESCRIPTION:
A portion of Lot 1, Block A, Matteson Addition to Wichita, Sedgwick County, Kansas described by Daniel E. Garber, PS #683 on August 20, 2021 as follows:

Beginning at the Southwest corner of Lot 1, Block A, Matteson Addition to the City of Wichita, Kansas; thence with a bearing North 00°36'27" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Lot 1 a distance of 30.00 feet; thence North 89°06'54" East parallel with the South line of said Lot 1 a distance of 70.00 feet; thence south 00°36'27" East parallel with the West line of said Lot 1 a distance of 30.00 feet to the South line of said Lot 1; thence South 89°06'54" West along the South line of said Lot 1 a distance of 70.00 feet to the point of beginning containing 2,100 square feet or **0.048 Acre**.

20' WIDE ACCESS AND UTILITY EASEMENT DESCRIPTION:
A portion of Lot 1, Block A, Matteson Addition to Wichita, Sedgwick County, Kansas described by Daniel E. Garber, PS #683 on August 20, 2021 as follows:

Commencing at the Northwest corner of Lot 1, Block A, Matteson Addition to the City of Wichita, Kansas; thence with a bearing North 00°36'27" West (basis of bearings is NAD 83 Kansas South Zone) along the extension of the West line of said Lot 1 a distance of 25.00 feet to the current South right-of-way line of East Harry Street; thence North 88°59'37" East along the South right-of-way line of East Harry Street a distance of 85.40 feet for the point of beginning; thence continuing North 88°59'37" East 20.00 feet; thence South 00°36'27" East 35.00 feet; thence South 88°59'37" West parallel with the North line of said Lot 1 a distance of 65.40 feet; thence South 00°36'27" East parallel with the West line of said Lot 1 a distance of 225.25 feet; thence North 89°06'54" East 10.00 feet; thence South 00°36'27" East 20.00 feet; thence South 89°06'54" West parallel with the South line of said Lot 1 a distance of 30.00 feet; thence North 00°36'27" West 265.21 feet; thence North 88°59'37" East a distance of 65.40 feet; thence North 00°36'27" West 15.00 feet to the point of beginning.

CERTIFICATION:

To: Parallel Towers III LLC, a Delaware Limited Liability Company; its successors, assigns and/or designees and Old Republic National Title Insurance Company.

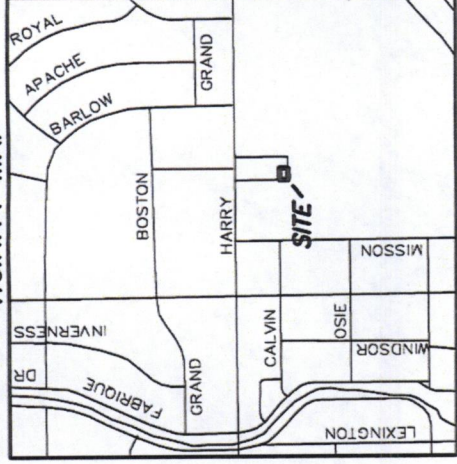
I, Daniel E. Garber, a Kansas Professional Surveyor, certify that the information shown hereon was compiled using data from an actual field survey made under my direct supervision and that the field survey and the compilation of information shown herein were conducted in accordance with the Kansas Minimum Standards for the Practice of Land Surveying as adopted by the Kansas State Board of Technical Professions. The field work was completed on 08/13/2021.

Daniel E. Garber, PS 683

Dated: September 8, 2021



VICINITY MAP



Parallel
INFRASTRUCTURE



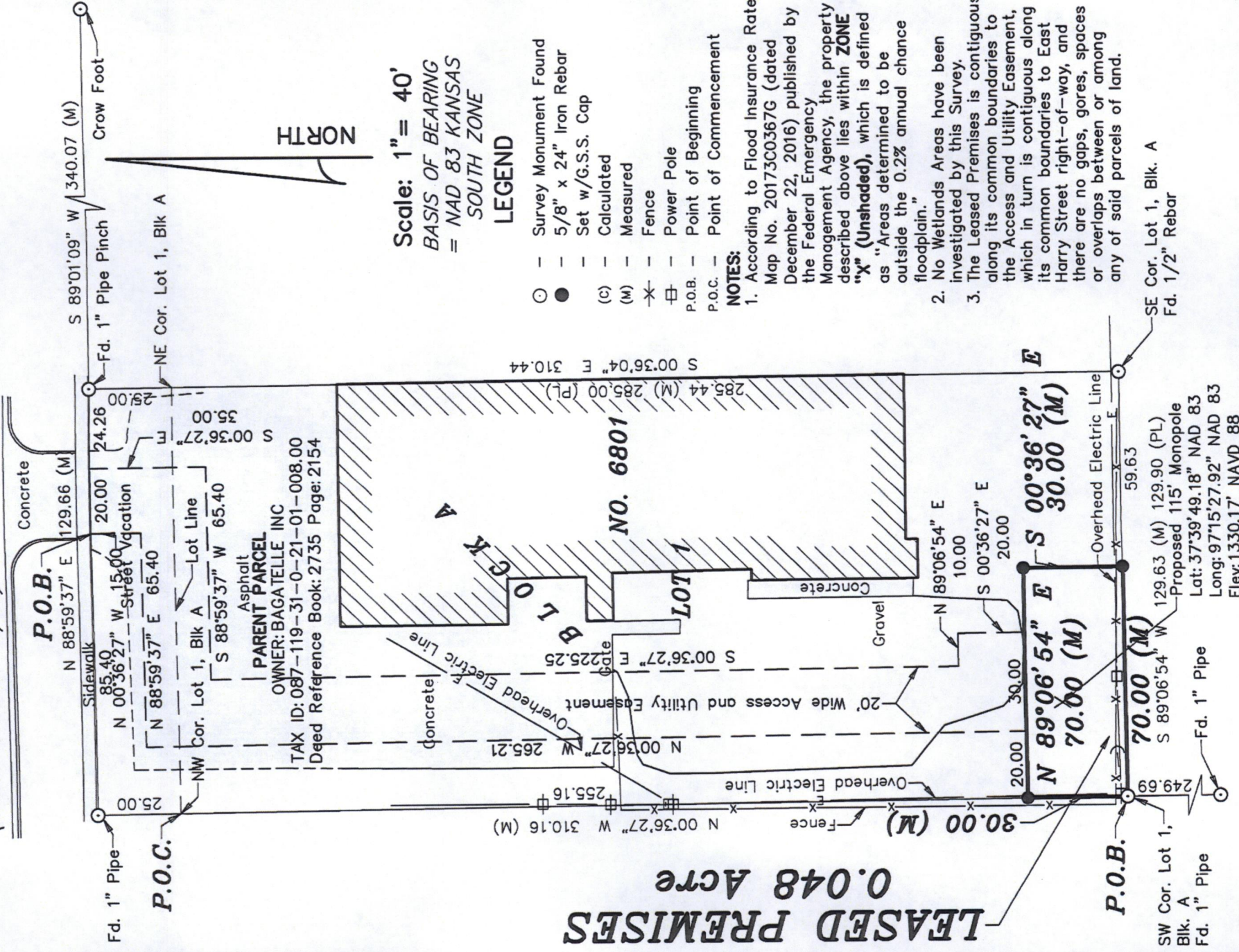
PROJECT INFORMATION:
PID: PIKS513
BAGATELLE, INC., A KANSAS CORPORATION
DATED MARCH 12, 2021

LATITUDE: 37°39'49.18" N
LONGITUDE: 97°15'27.92" W
ELEVATION: 1330.17 (NAVD88)

SITE INFORMATION:

SITE ID: PIKS 513
COUNTY OF SEDGWICK
STATE OF KANSAS
TAX ID: 087-119-31-0-21-01-008.00
Deed Reference Book: 1312 Page: 865

DATE REVISED:	09/08/2021
DATE SURVEYED:	08/13/2021
DATE DRAFTED:	08/20/2021
FIELD WORK:	GU
CHK'D BY:	DEG
OFFICE WORK:	KLL
JOB NO.:	G2021-742
Scale:	1" = 40'
SHEET	1 OF 1



Parallel
INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T²

**T-SQUARED
SITE SERVICES**

2500 HIGHLAND ROAD, SUITE 201
HERMITAGE, PA 16148
724.308.7855
www.t-sqrld.com

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[illegible]

PI TOWER ID # : PIKS513

NEW FA # : 15503977

SITE NAME:

6801 E. HARRY ST.
WICHITA, KS 67207

PROPOSED
115' MONOPOLE TOWER

SITE PLAN

SHEET NUMBER:	ZD-1	REV.:	0
			46311

AIN:	087119310210100800
OWNER:	BAGATELLE INC
OWNER'S ADDRESS:	6801 E HARRY ST WICHITA, KS 67208-3944
PARCEL ADDRESS:	6801 E HARRY ST WICHITA, KS 67208-3944
PIN #:	00181290
ZONING:	GC
ACRES:	0.9241

AIN:	087119310210100800
OWNER:	BAGATELLE INC
OWNER'S ADDRESS:	6801 E HARRY ST WICHITA, KS 67208-3500
PARCEL ADDRESS:	6801 E HARRY ST WICHITA, KS 67208-3500
PIN #:	00181290
ZONING:	GC
ACRES:	0.9241

AIN:	087119310210100700
OWNER:	STORAGE EQUITIES-PS PARTNERS IV
OWNER'S ADDRESS:	6805 E HARRY ST WICHITA, KS 67208-3944
PARCEL ADDRESS:	6805 E HARRY ST WICHITA, KS 67208-3944
PIN #:	00184202
ZONING:	GC
ACRES:	4.967

AIN:	08711931020100700
OWNER:	STORAGE EQUITIES-PS
OWNER'S ADDRESS:	6805 E HARRY ST WICHITA, KS 67208-3944
PARCEL ADDRESS:	6805 E HARRY ST WICHITA, KS 67208-3944
PIN #:	00184202
ZONING:	GC
ACRES:	4.967

PROPOSED 20' WIDE ACCESS-
& UTILITY EASEMENT (APPROX.
350' LONG)

PROPOSED 20' WIDE ACCESS-
& UTILITY EASEMENT (APPROX.
350' LONG)

AIN:	087119370220100100
OWNER:	CASADO VERA J EST & JANYCE L PUTNAM
OWNER'S ADDRESS:	300 N TERRACE DR WICHITA, KS 67208-3944
PARCEL ADDRESS:	6655 E HARRY ST WICHITA, KS 67207
PIN #:	00181543
ZONING:	GO,GC
ACRES:	22.7181

AIN:	087119310220100100
OWNER:	CASADO VERA J EST &
OWNER S ADDRESS:	300 N TERRACE DR
PARCEL ADDRESS:	WICHITA, KS 67208-3944
PIN #:	00181543
ZONING:	GO GC
ACRES:	22.7181

PROPOSED 30'x70'-
LEASE/COMPOUND
AREA
(2,100 SQ. FT.)

PROPOSED 30'x70'-
LEASE/COMPOUND
AREA
(2,100 SQ. FT.)

PROPOSED 115'-
MONOPOLE

PROPOSED 115'-
MONOPOLE

1 SITE PLAN
1" = 60'-0"

$$1^{\circ} = 60' = 0''$$

PLANS PREPARED FOR: -

Parallel INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY: —

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115' MONOPOLE TOWER

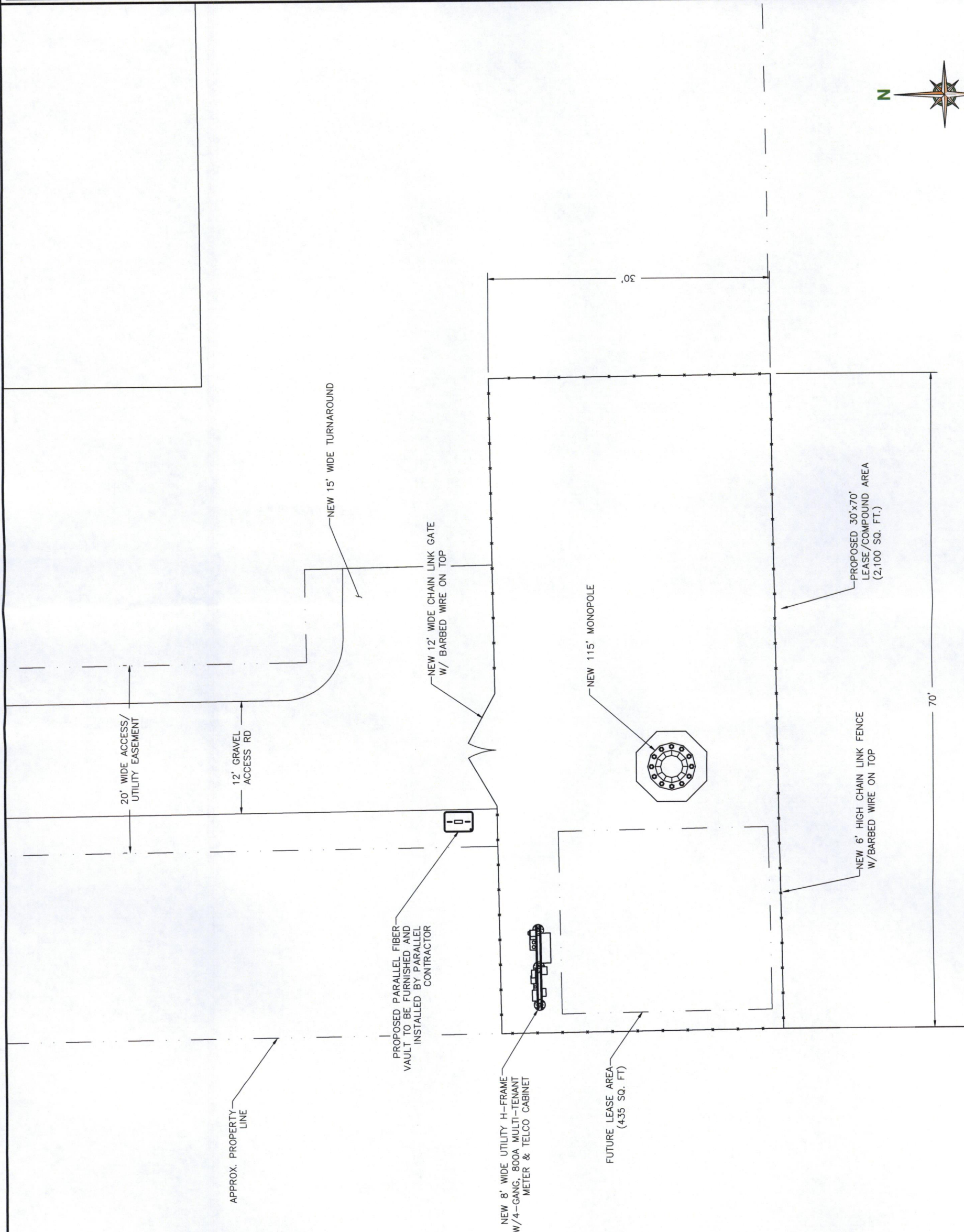
ENLARGED SITE PLAN

SHEET NUMBER: -

0

ZD-2

46311



1 — ENLARGED SITE PLAN
3/32" = 1'-0"

STRUCTURE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. STRUCTURAL INTEGRITY OF SUPPORTING STRUCTURES, ANTENNA MOUNTS, AND FOUNDATION SHALL BE VERIFIED AS ACCEPTABLE BY AN ENGINEER CERTIFIED STRUCTURAL ANALYSIS, UTILIZING THE NEW LOADING REPRESENTED WITHIN THESE DRAWINGS PRIOR TO THE EXECUTION OF EQUIPMENT CHANGES CONTAINED IN THESE DRAWINGS. CONTRACTOR SHALL OBTAIN ALL STRUCTURAL REPORTS AND FOLLOW ALL RECOMMENDATIONS.

 TOP OF LIGHTNING ROD
ELEV = 120'-0" ±

 TOP OF TOWER
ELEV = 115'-0" ±

 AT&T ANTENNAS
ELEV = 110'-0" ±

 FUTURE ANTENNAS
ELEV = 98'-0" ±


 FUTURE ANTENNAS
 ELEV = 86'-0" ±

—NEW 115' MONOPOLE

NEW 6' HIGH CHAIN LINK FENCE
W/BARBED WIRE ON TOP

NEW 8' WIDE UTILITY H-FRAME
W/4-GANG, 800A MULTI-TENANT
METER & TELCO CABINET

① ELEVATION
NOT TO SCALE

NOTE:
TOWER TO BE EXTENDABLE
TO 150'

PLANS PREPARED FOR:

Parallel
INFRASTRUCTURE

15105 JOHN J. DELANEY DRIVE
SUITE D-3
CHARLOTTE, NC 28277

PLANS PREPARED BY:

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[illegible]

PROJECT INFO

PI TOWER ID #: PIKS513

NEW FA #: 15503977

SITE NAME:

6801 E. HARRY ST.
WICHITA, KS 67207

PROPOSED
115' MONOPOLE TOWER
ELEVATION

SHEET NUMBER: 1

0

ZD-3

46311